

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION

In re:	)	
	)	
EAGLE PROPERTIES AND	)	
INVESTMENTS LLC	)	CASE NO. 23-10566-KHK
	)	CHAPTER 7
Debtor	)	

**TRUSTEE'S OPERATING REPORT FOR PERIOD NOVEMBER 1, 2024 TO**  
**NOVEMBER 30, 2024**

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing November 1, 2024 and ending November 30, 2024. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001  
Tel: (202) 689-2800  
Fax: (202) 689-2860  
Email: [dylan.trache@nelsonmullins.com](mailto:dylan.trache@nelsonmullins.com)

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*



**Executive Summary**  
**Asset Management**  
**Eagle Properties and Investments, LLC**  
**November 2024**

In November 2024, we continued to maintain the properties while going through the marketing and sale process.

**Transition Management from Chapter 11 to Chapter 7**

We have taken control of all accounts that we need to have control of.

**Insurance Update**

There are only two unsold properties – 15474 Roxbury Road, Glenwood, Maryland and 6961 Sterling Road, Harrisburg, Pennsylvania. Both properties are insured with State Farm.

**Invoices**

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

I had an issue with Republic Services continuing to invoice Eagle for trash services at 7180 Jonestown Road, Harrisburg, PA after the services have been cancelled. I received an invoice dated November 15, 2024 from Republic Services indicating that they have written off the balance, so the issue has been resolved.

**Tenant Issues**

- 15474 Roxbury Road, Glenwood, MD – This property is under contract, subject to Court approval. The hearing to approve the sale is scheduled for December 17, 2024.
- 6961 Sterling Road, Harrisburg, PA – The lease has been extended to 1/15/25. The rent has been received by the Trustee through 1/15/25. The basement toilet has been problematic. A plumber visited the property to remedy the issue.
- 3012 Dupont Ave, Baltimore, MD – The \$692.00 rent check was received by the Trustee on November 8, 2024. This property has been sold.

**Advanced Funding**

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024

- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024
- \$1,016.15 – November 2024 (Pending)

We will continue to work closely with the Trustee and his counsel for the required approvals.

**Sincerely,**

**Stephen Karbelk**

Team Leader RealMarkets, a CENTURY 21 New Millennium team

Court Appointed Asset Manager, Eagle Properties and Investments LLC



---

**Rent Roll and Receipts – November 2024**  
**Eagle Properties and Investments, LLC**

Property	Scheduled Rent	November 2024 Rent Received	Comments
3012 Dupont Ave, Baltimore, MD	\$650.00	\$692.00	Transaction closed on October 3, 2024. Invoice for \$692.00 sent to A. Jain to pay. This is \$650.00 for October rent and \$42.00 for pro-rated October rent. Received by Trustee on November 8, 2024.
6961 Sterling Road, Harrisburg, PA	\$3,900.00	\$3,900.00	11/15/24 to 12/15/24
15474 Roxbury Road, Glenwood, MD	\$4,100.00	\$0.00	Property Under Contract, Sale Hearing on December 17, 2024.
Totals	<b>\$8,650.00</b>	<b>\$4,592.00</b>	



---

**Insurance Schedule – November 2024**  
**Eagle Properties and Investments, LLC**

Property	Insurance Carrier	Status
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
15474 Roxbury Road, Glenwood, MD	State Farm	Active – 071-21



---

**Income and Expense Analysis – November 2024**  
**Eagle Properties and Investments, LLC**

This report is provided for properties that are occupied and rent was received prior to November 30, 2024.

---

**6961 Sterling Road, Harrisburg, PA**  
**Lender: ABL PRC Residential Credit Acquisition**

Income	November 2024	Payee	Notes
Rent	\$3,900.00	Tenant	11/15/24 – 12/15/24
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water	\$227.17	PA American Water	
Sewer			
Landscaping	Tenant Responsibility		
Maintenance	\$423.58	Plumbing Repair	Toilet issue on basement level, continuing to be a problem
Other	\$0.00		
Net Proceeds	\$3,193.34		

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
198	11/27/24	State Farm	202 N. Port Street, Baltimore, MD	Yes	No	Insurance (Uncancelled billing) - Policy cancelled but State Farm didn't cancel the auto deduct. I expect a check refund.	\$ 86.91	\$ 86.91
197	09/12/2024	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	Insurance	\$ 87.75	\$ 87.75
194	11/12/24	State Farm	6961 Sterling Road, Harrisburg, PA	Yes	No	Insurance	\$ 55.91	
200	11/18/24	GF Bowman	6961 Sterling Road, Harrisburg, PA	Yes	No	Plumbing Repair	\$ 423.58	
199	11/28/24	PA American Water	6961 Sterling Road, Harrisburg, PA	Yes	No	Water Bill	\$ 227.17	\$ 706.66
196	11/26/24	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Final Utility Bill	\$ 34.83	
195	11/7/24	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Final Lawn Mowing	\$ 100.00	\$ 134.83
						Amount Due to RealMarkets		\$ 1,016.15